142.0	0001	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,600 /	737,600
					USE VALUE:	737,600 /	737,600
					ASSESSED:	737,600 /	737,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHAUS THOMAS E &
Owner 2:	ARATYN YVONNE S
Owner 3:	
Street 1:	90 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RAWSTON RAYMOND P & ANN -
Owner 2:	-
Street 1:	90 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1897, having primarily Asbestos Exterior and 1571 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5047.000	280,500		457,100	737,600
Total Card	0.116	280,500		457,100	737,600
Total Parcel	0.116	280,500		457,100	737,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.57 | /Parcel: 469.57

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91304
GIS Ref	
GIS Ref	
Insp Date	05/11/18

!10959!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,500	0	5,047.	457,100	737,600		Year end	12/23/2021
2021	101	FV	272,100	0	5,047.	457,100	729,200		Year End Roll	12/10/2020
2020	101	FV	272,400	0	5,047.	457,100	729,500	729,500	Year End Roll	12/18/2019
2019	101	FV	217,300	0	5,047.	428,600	645,900	645,900	Year End Roll	1/3/2019
2018	101	FV	217,300	0	5,047.	354,300	571,600	571,600	Year End Roll	12/20/2017
2017	101	FV	217,300	0	5,047.	325,700	543,000	543,000	Year End Roll	1/3/2017
2016	101	FV	217,300	0	5,047.	297,100	514,400	514,400	Year End	1/4/2016
2015	101	FV	205,000	0	5,047.	291,400	496,400	496,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10959

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAWSTON RAYMOND	63321-581		2/28/2014		500,000	No	No		
	9259-451		1/1/1901		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/17/2020	1460	Porch	37,650	O				
9/19/2017	1218	Redo Kit	41,000					
11/10/2014	1525	New Wind	16,487					Install 19 double
6/25/2014	749	Demoliti	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	BS	Barbara S
7/1/2014	Info Fm Prmt	PC	PHIL C
2/3/2009	Measured	345	PATRIOT
11/5/2008	Meas/Inspect	355	PATRIOT
10/27/2000	Hearing N/C	163	PATRIOT
12/9/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PRINT

Date	Time
12/30/21	11:40:07

LAST REV

Date	Time
01/14/21	13:27:16
danam	

USER DEFINED

Prior Id # 1:	91304
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5047		Sq. Ft.	Site		0	80.	1.13	9									457,129						457,100	

Total AC/HA:	0.11586	Total SF/SM:	5047	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	457,129	Spl Credit		Total:	457,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1897	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.94050002
Adj $ / SQ:	171.406
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381085
Depreciation:	100607
Depreciated Total:	280479

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

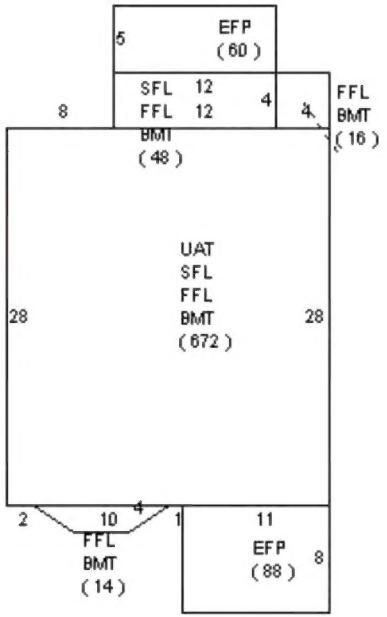
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.41
Special Features:	0	Val/Su Net:	110.61
Final Total:	280500	Val/Su SzAd	190.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	750	51.420	38,566
FFL	First Floor	750	171.410	128,555
SFL	Second Floor	720	171.410	123,412
UAT	Upper Attic	168	99.420	16,702
EFP	Enclos Porch	148	42.910	6,350

Net Sketched Area:	2,536	Total:	313,585
Size Ad	1470	Gross Area	3040	FinArea	1571
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc